San Dieguito Engineering, Inc. ENGINEERS * SURVEYORS • PLANNERS

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County of San Diego

CIVIL ENGINEERING

Department of Planning and Land Use

Engineering Studies Site Development

Grading Plans

Improvement Plans Drainage Plans

Sewer Water Line Plans Hydrology Hydraulies

Stormwater SWMP/SWPPP Construction Administration

Payement Rehabilitation Forensic Engineering

Subsurface Utility Engineering

LAND SURVEYING

Property Surveys Topographical Surveys Construction Staking

Records of Survey

Legal Descriptions Subdivision Maps

F.asements

Height Certifications

Cadastral Surveys

Photogrammetric Surveys

ALTA Surveys

5201 Ruffin Road, Suite B, 92123

Subject: Former TM 5254 and current TPM 21193 and BA12-0009

The project proposes a Minor Subdivision (4 parcels and a remainder) and a Boundary Adjustment (4 parcels) to be filed concurrently on the subject property to the north of the Minor Subdivision and under the same ownership. The attached study reviews both proposals. Originally the proposed project was submitted as TM 5254. This TM was withdrawn and a new application for TPM 21193 and BA 12-0009 was submitted for review and processing by the County of San Diego.

Boundary Adjustment (BA 12-0009) reconfigures four existing parcels created per TPM14192 into 42.83, 46.75, 30.90 acres and the southern parcel is 110.03 acres. TPM 21193 proposes 4 parcels and a remainder on the southern parcel. APN 102-102-07 was included in the boundary of TM 5254 but it has been removed from the current proposal.

The pad locations and environmental impact review analyzed in this report for TM 5254 has not significantly changed with this new application.

LAND PLANNING

Pre-Acquisition Analysis Land Use Consultation

Environmental Analysis

Government Relations Land Division

Tentative Mans

Major Use Permits

Specific Plans

Rezoning Variances

Administrative Permits

Annexations

Boundary Adjustments

Sincerely, (m) 1. fof

Ivan R. Fox PE

SDC DPLU RCVD 03-01-12

TPM21193

PRELIMINARY GRADING PLAN COUNTY OF SAN DIEGO TENTATIVE PARCEL MAP NO. 21193

NOTES:

1. TOTAL PROJECT AREA:

2. GENERAL PLAN DESIGNATION:

3. COMMUNITY PLAN:

4. REGIONAL PLAN CATEGORY: 5. ZONING:

6. PROPOSED RESIDENTIAL LOTS: 7. MINIMUM RESIDENTIAL LOT SIZE:

8. SITE ADDRESS:

9. CALIFORNIA COORDINATE INDEX:

10. TOPOGRAPHY SOURCE: 11. ASSESSOR'S PARCEL NUMBERS:

12. WATER SERVICE:

13. SEWAGE SERVICE: 14. GAS/ELECTRIC SERVICE:

15. FIRE PROTECTION:

16. SCHOOL DISTRICTS:

17. LEGAL ACCESS:

21. THOMAS BROTHER MAP PAGE: 997, D4

22. STREET LIGHTS: NONE PROPOSED

23. TAX RATE AREA: 24. OWNER/SUBDIVIDER :

75098, 75201

110.03 ACRES GROSS

DE LUZ/PENDLETON&FALL8ROOK

CONQUISTADOR RD./HARRIS TRAIL

FALLBROOK PUBLIC UTILITY DISTRICT SUBSURFACE DISPOSAL (SEPTIC)

OFFICE FIRE SERVICE COORDINATOR AND

NORTH COUNTY FIRE PROTECTION DISTRICT

HARRIS TRAIL (CSA 80) TO DELUZ ROAD (PUBLIC)

SAN DIEGO GAS AND ELECTRIC

FALLBROOK UNION ELEMENTARY &

FALLBROOK UNION HIGH SCHOOL

AERIAL VERTICAL MAPPING, AUGUST 15, 2000 (SAN DIEGO DATUM)

PORTIONS OF: 102-102-10; 102-102-11; AND 102-084-16

RL 20

A70

RURAL LANDS

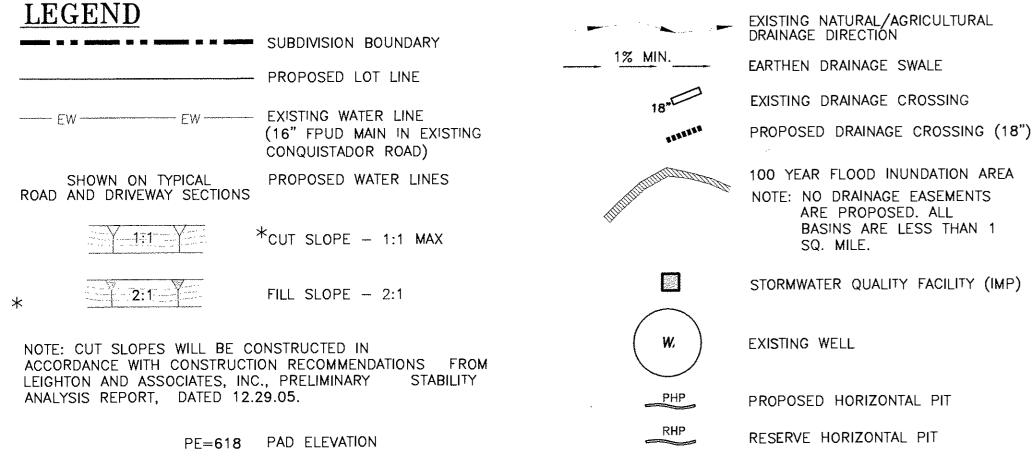
20 ACRES NET

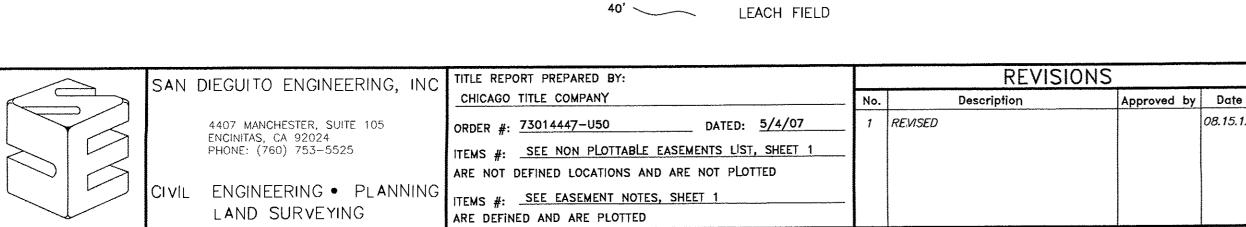
418-1713

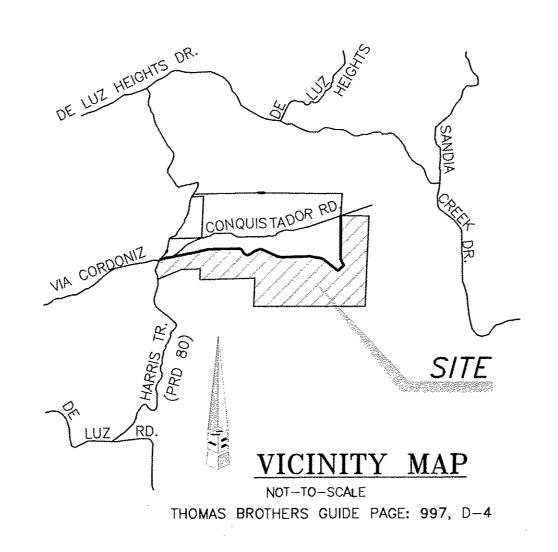
CHANDLER FAMILY INVESTMENT L.P. A CALIFORNIA LIMITED PARTNERSHIP P.O. BOX 1315 RANCHO SANTA FE, CA 92067 (760) **6**34-6410

SUBDIVIDERS NOTE:

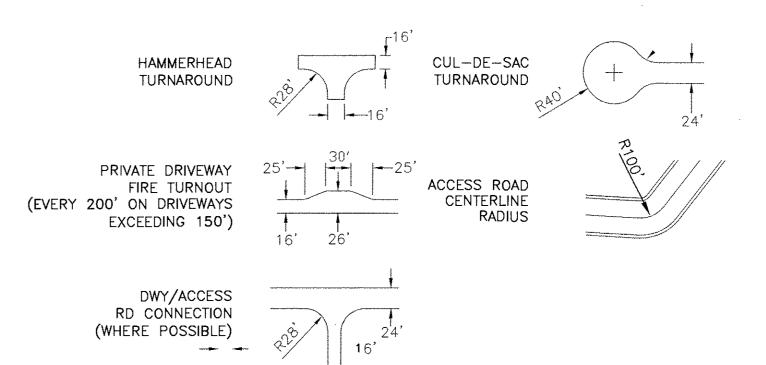
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

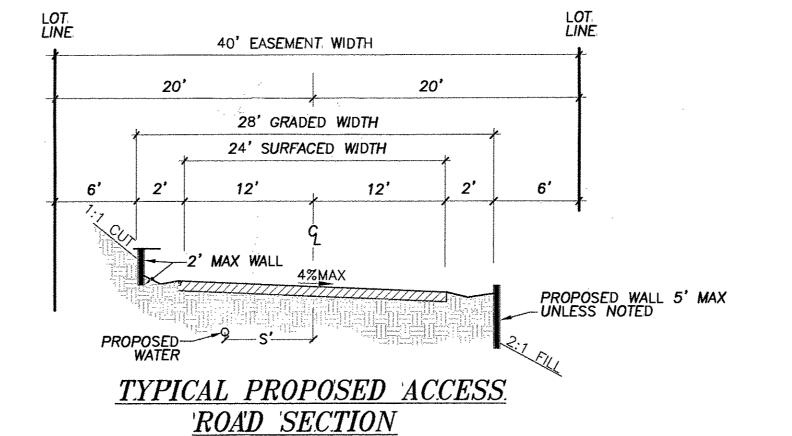






EMERGENCY VEHICLE MANEUVERING FEATURES



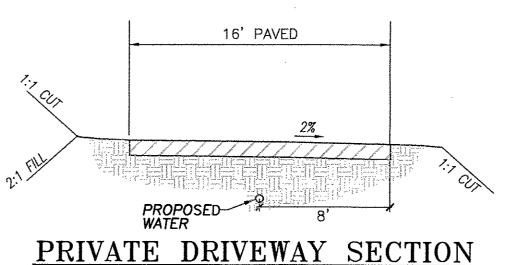


ACCESS ROAD DESIGN NOTES: 1. THE 24' ACCESS ROAD MEETS THE COUNTY PRIVATE ROAD STANDARD FOR 100 ADT OR LESS; 20 MPH. ALL CURVE RADII FOR THE 24' ACCESS ROAD ARE

NOT-TO-SCALE

100' OR GREATER, NO EXCEPTIONS NEEDED. 2. ALL PRIVATE DRIVEWAYS HAVE NCFPD STANDARD TURNOUTS EVERY 200' OR

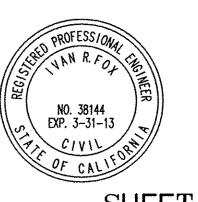
3. ALL ROADWAYS SHALL HAVE A MINIMUM OF 13'-6" VERTICAL CLEARANCE FREE OF VEGETATION.



NOT-TO-SCALE

PREPARED BY: IVAN R. FOX, P.E. SAN DIEGUITO ENGINEERING, INC. 4407 MANCHESTER AVE. SUITE 105 ENCINITAS, CA 92024

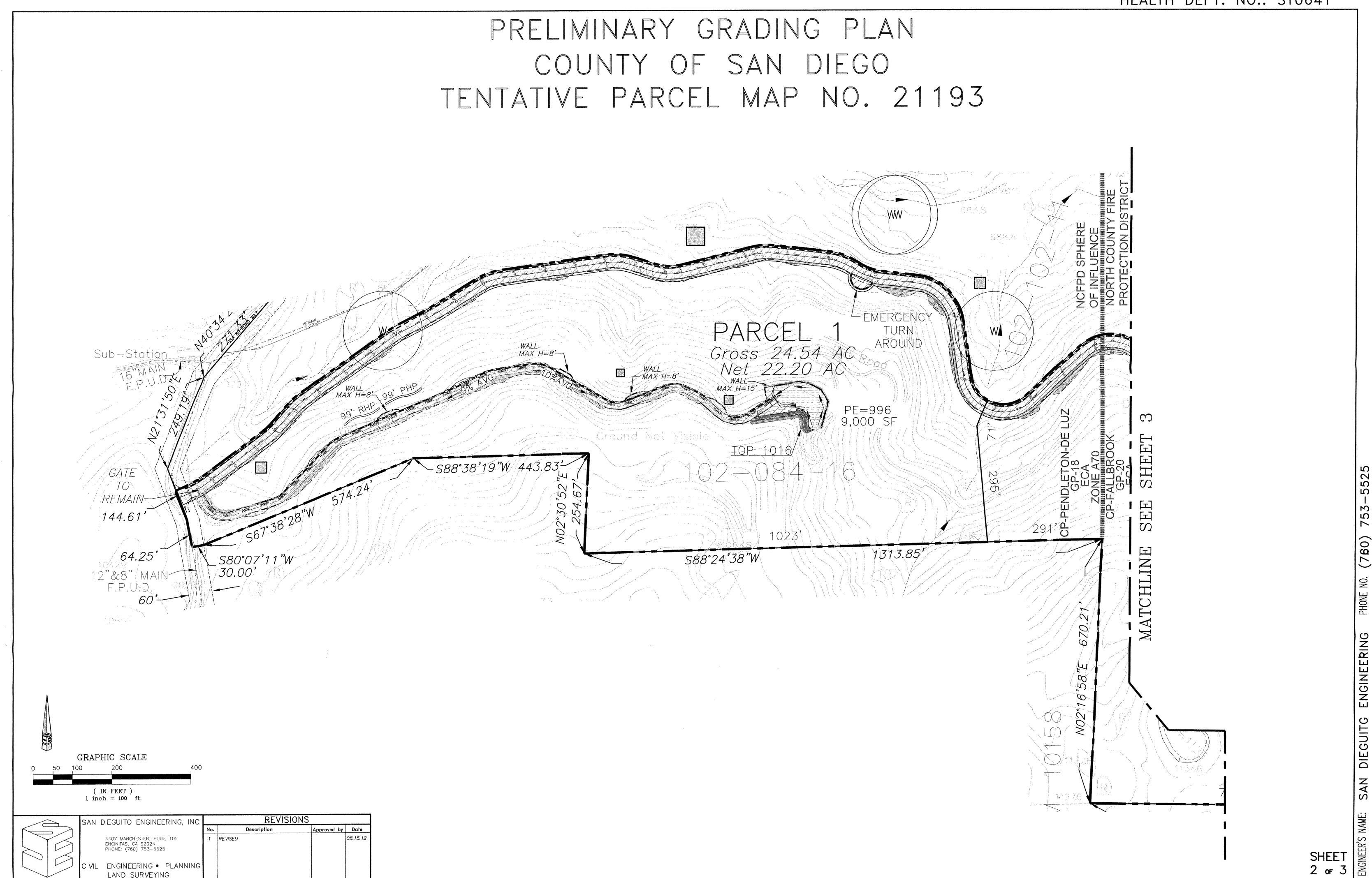
(7**6**0) 753–5525



of 3

SDC PDS RCVD 11-29-12 TPM21193 FILE 5108 BC12-0009

FILE 5108



FILE 5108

